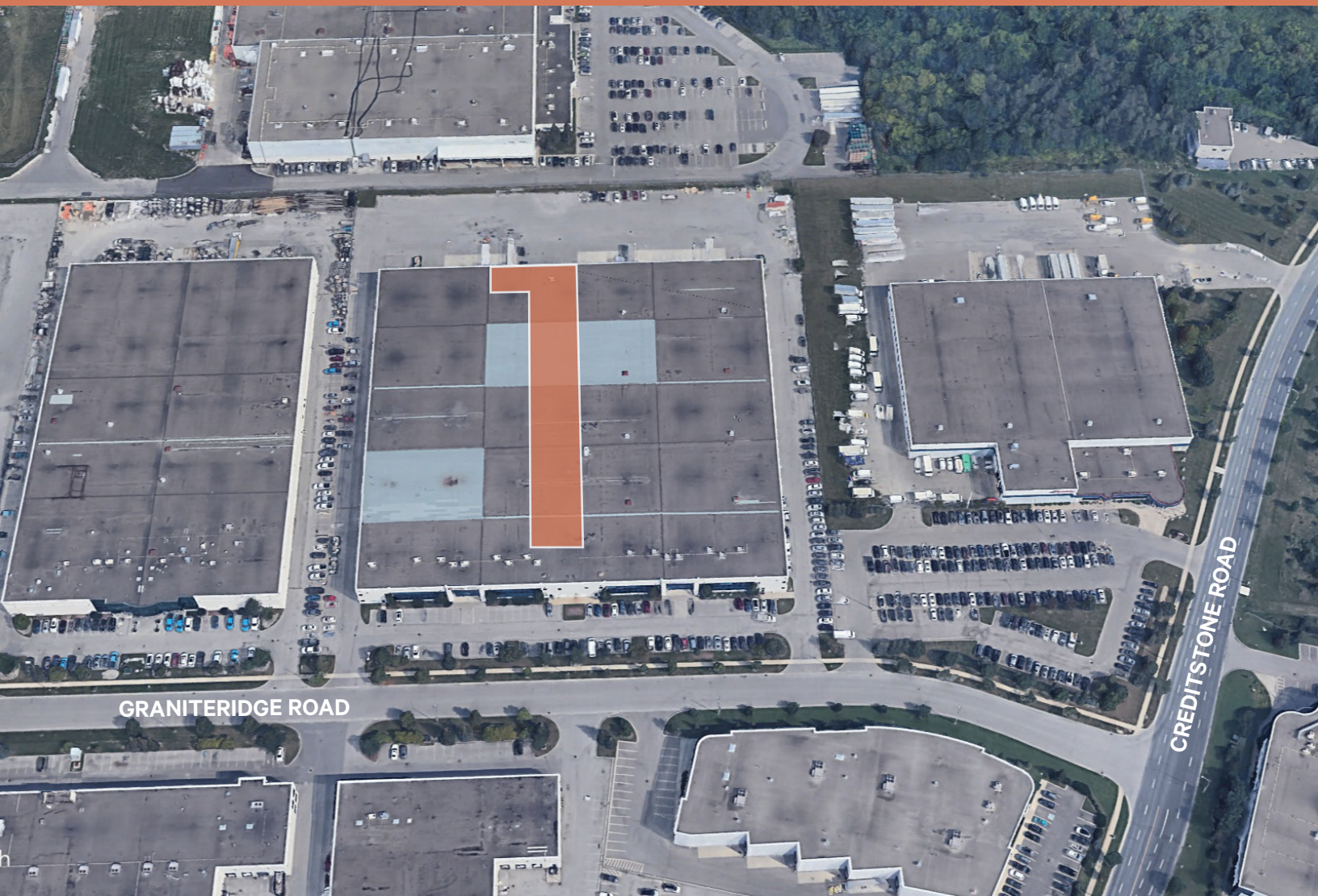


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# Graniteridge Road, Unit 1

Vaughan, ON

SUBLEASE OPPORTUNITY FOR WAREHOUSE STORAGE



## Contact Us

**JOHN LAFONTAINE\***

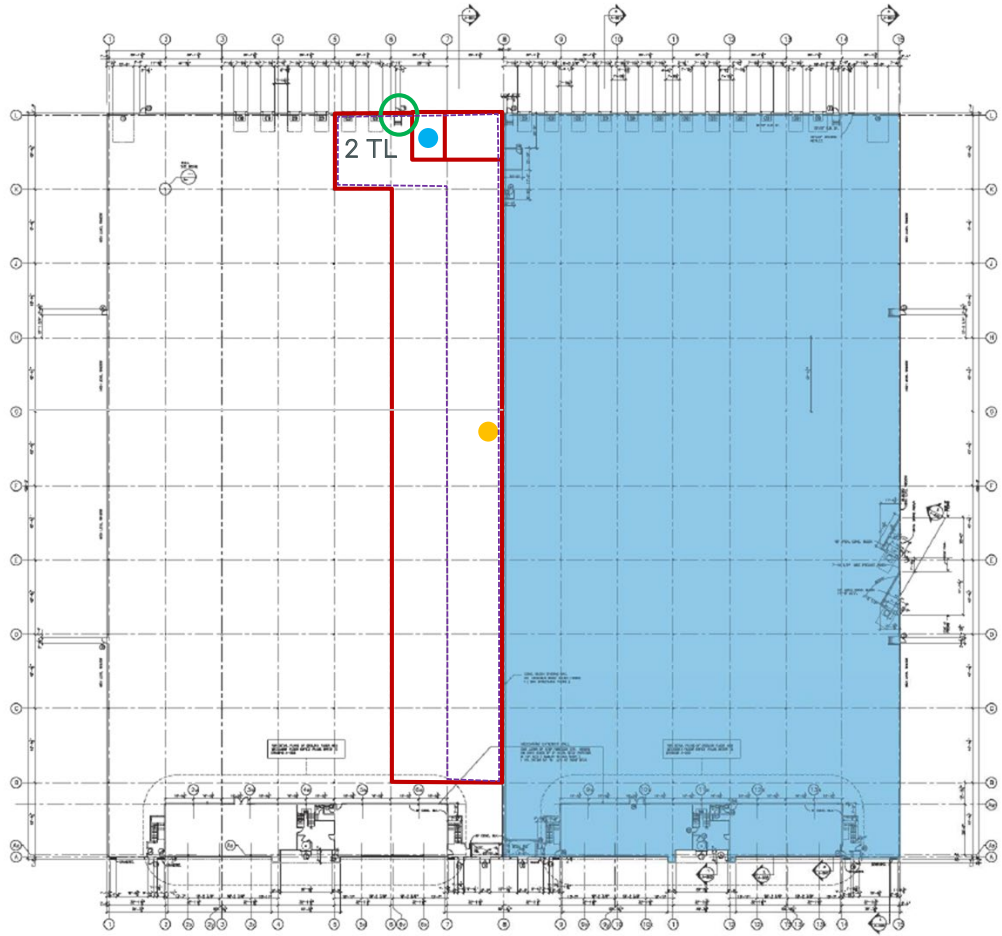
Vice Chairman

416 798 6229

[john.lafontaine@cbre.com](mailto:john.lafontaine@cbre.com)

\*Sales Representative

- Washroom
- Battery charging area
- Man door entrance
- 26,478 sq. ft.
- 15,329 sq. ft.



**SPACE DETAILS**

<b>AVAILABLE SIZE</b>	26,478 SQ. FT. (Option 1) 15,329 SQ. FT. (Option 2)
<b>SHIPPING</b>	2 Truck Level Doors
<b>BAY SIZE</b>	32' 11" x 43' 4"
<b>CLEAR HEIGHT</b>	28'
<b>ZONING</b>	EM 2
<b>HEAT TYPE</b>	Gas, forced air
<b>SPRINKLERS</b>	Yes, ESFR throughout
<b>POSSESSION</b>	30-60 Days
<b>LEASE TERM</b>	Flexible
<b>ASKING RATE</b>	Negotiable
<b>TMI (2024)</b>	\$3.85 Per Sq. Ft. (est.)

**COMMENTS**

- Flexible overflow storage solution.
- Very clean space.
- Floors in excellent condition.
- Space will be demised by chain link fence.
- Access to shared washroom.
- Battery charging area within the space.
- Good proximity to Highway 400 and amenities.

# Nearby Transit & Amenities



## Contact Us

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Vice Chairman  
416 798 6229  
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\*Sales Representative

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